

District:	St. Vital	MLS:	1830655
Legal:	26-1903 St. Mary's Rd	Bedrooms:	2
Zoning:	Residential	2018 Taxes:	\$2,955.37
Occupancy:	Owner	Year Built:	1987

Style:	2 Level Condo	PRICE:	\$245,000.00
Unit Location:	End unit	Landscaped:	Yes
Front Exposure:	South	Fenced:	No
Size:	1345 sq.ft.	Exterior:	Stucco, brick, wood siding
(Lower):	Crawl space	Flooring:	w-w carpet, vinyl
Heating:	Forced Air-Electric	Fireplace:	No
Possession Date:	TBD		

	Main Level:		Upper Level:
Living Room	19.08' x 12.0'	Master Bedroom:	12.0' x 16.75'
Eat in Kitchen:	11.25' x 9.08'	Bedroom 1:	16.75' x 9.08'
Dining Area:	15.50' x 9.0'	4 pce bathroom:	5.92' x 9.17'
2 pce bathroom:	3.25' x 5.92'	Laundry area:	6.17' x 3.75'
Sunroom:	9.0' x 10.75'		

Parking	
20'x'12' Garage:	Partly insul, auto opener, access from outside.
Included in Price:	

Fridge. stove. washer. drver. b/l dishwasher. window air conditioner.

Remarks:

You've made the DECISION for a condo BUT your not quite feeling it for the "apartment style" just yet. You still want a little distance from neighbors & yearn to have REFRESHING VIEWS of leafy, mature trees with a little PRIVACY. You're not quite ready for the common hallways & you prefer your own SEPARATE ENTRANCE so you can come & go at your leisure...no neighborly eyes watching nor ears listening. Your "must have" checklist includes a GARAGE. You also want to know there is SURPLUS PARKING a few steps away for those evenings & weekends when friends, the kids & family visit. You're okay w/2 levels & LOVE the idea of a 2-pce bth on the main level. Being CLOSE TO ALL AMENITIES is essential however at 5 bells you need to know that you can step away from the hustle & bustle & into a 3-season sunrm to relax & rejuvenate. You're over-the-moon that it's pet friendly & Fluffy is welcome to stay. Priced under \$250k w/reasonable condo fees, this is a gem. If it checks all or some of your boxes, book an appt today.

The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. I recommend to the Buyer(s) that any information, which is of special interest, should be obtained through independent verification. All measurements are approximate.